



<b>Code :</b>	01262
<b>Location :</b>	Poreč
<b>Building size :</b>	60 m <sup>2</sup>
<b>Lot size :</b>	100 m <sup>2</sup>
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	6000 m
<b>Floor :</b>	Ground floor
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Number of toilets :</b>	1
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Year of construction :</b>	2025
<b>Energy efficiency :</b>	Not specified

**Price :** 235.000 €

Istria, Poreč, surroundings

Poreč, surroundings, two-story apartment with a beautiful yard.

Near the city of Poreč, in a building with 5 apartments, this interesting two-bedroom apartment on the ground floor with a garden is for sale. The apartment has a total of 61 m<sup>2</sup> and consists of a living room, dining room, kitchen, and toilet on the ground floor, and two bedrooms and a bathroom on the first floor. The apartment also includes a yard of 100 m<sup>2</sup> and two parking spaces in front of the building.

Heating/cooling of the apartment is planned via air conditioning and energy-efficient underfloor heating.

The apartment is located near shops, restaurants, schools, and kindergartens.

The property is under the VAT system, and the price includes VAT.

Due to its location, this property is an ideal investment for tourist rental or enjoyment during the summer months.